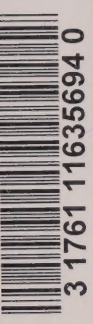


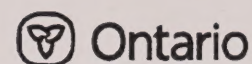
CA20N
H0
-1995
P66



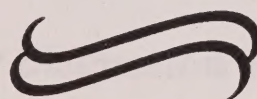
3 1761 11635694 0

Provincial policy state-
ment: draft for discussion
purposes

CA20N
HO
-1995
P66

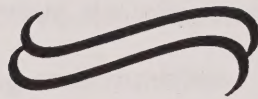


Provincial Policy Statement




Draft for Discussion Purposes
December 1995

Provincial Policy Statement



Draft for Discussion Purposes
December 1995

It is intended that these policies come
into effect when Bill 20, the Land Use
Planning and Protection Act, is proclaimed.



Digitized by the Internet Archive
in 2024 with funding from
University of Toronto

<https://archive.org/details/31761116356940>

Provincial Policy Statement

I. Purpose

This document is prepared under the authority of Section 3 of the Planning Act to provide policy direction on matters of provincial interest in land use planning and development.

II. Principles

Ontario's long term economic and environmental health depends on:

1. Promoting efficient development and land use which stimulate economic growth while protecting the environment and public health.
2. Protecting resources for their economic and environmental benefits.
3. Reducing the potential for long term public cost or risk to Ontario's residents by directing development away from areas where there is a risk to public health or safety or of property damage.

III. Policies

I. Efficient, cost-effective development

I.1 Developing strong communities:

In areas where growth is to occur:

I.1.1 Cost-effective development patterns will be promoted by:

- a) strengthening the role of urban areas and rural settlement areas as the focus for concentrated growth;
- b) strengthening the role of *rural areas* as the focus of growth for rural, resource, and resource-based recreational activities;
- c) expanding urban areas and rural settlement areas only where the existing designated area does not have sufficient land supply to accommodate the urban development projected for a 20 year time frame¹, provided that:
 1. Such expansions into *prime agricultural areas* only occur where there are no reasonable alternatives which avoid *prime agricultural areas*, and there are no reasonable alternatives with lower priority agricultural lands in the *prime agricultural area*; and

1. unless a longer time period has been established for specific regional municipalities as a result of a comprehensive provincial planning exercise, such as that coordinated by the Province in the Greater Toronto Area

2. Development does not impede the efficient expansion of an urban area or rural settlement area;
- d) focusing development activity in territory without municipal organization on resource and resource-based recreational activity, with the following restrictions:
 1. Development is not permitted in the area adjacent to and surrounding municipalities; and
 2. The establishment of new permanent townsites is not permitted;
- e) providing a coordinated approach to issues which cross municipal boundaries, including riverine and watershed related issues, and housing and employment projections. Where upper tier planning exists, projections for municipalities will be done by upper tier governments, based on housing market areas; and
- f) avoiding situations which may require future remediation to address environmental or health and safety concerns.

1.1.2 Land requirements will be based on a range of land uses and densities which:

- a) efficiently use land, resources, *infrastructure* and *public service facilities*, and avoid the need for unnecessary and/or uneconomical expansion of services and *infrastructure*;
- b) provide for a full range of uses in areas which have the *infrastructure* and services necessary to accommodate them;
- c) are based on cost-effective development standards;
- d) support the use of public transit, in areas where it exists or is to be developed;
- e) provide sufficient land for industrial, commercial, residential and institutional uses to promote employment opportunities, and to provide for an appropriate range and mix of housing, over a planning horizon of up to 20 years¹; and
- f) provide opportunities for redevelopment and revitalization in areas that have sufficient existing or planned *infrastructure*;

but which:

- g) are appropriate to the type of servicing which is planned or available; and
- h) protect significant and sensitive features and areas, using ecosystem-based information and studies.

1.1.3 The essential ingredients for long term economic prosperity will be provided by:

- a) making provisions such that services, *infrastructure* and *public service facilities* will be available to accommodate projected population growth while protecting the environment and public health;

1. unless a longer time period has been established for specific regional municipalities as a result of a comprehensive provincial planning exercise, such as that coordinated by the Province in the Greater Toronto Area

- b) providing a supply of land to meet requirements for up to twenty years¹;
- c) providing for an efficient, cost-effective, reliable, *multi-modal transportation system* that is integrated with adjacent systems and those of other jurisdictions and is appropriate to address expected growth;
- d) conserving energy and water and providing for energy and water efficiency through responsible land use measures;
- e) preserving the vitality of existing commercial areas;
- f) providing for the long-term availability of agricultural resources;
- g) planning so that *sensitive land uses* and major facilities such as airports, transportation corridors, sewage treatment facilities, waste management systems, industries and aggregate activities are appropriately designed, buffered and/or separated from each other to prevent *adverse effects* from odour, noise and other contaminants; and
- h) optimizing the use of resources.

1.2 Housing

Provision will be made for a full range and mix of housing types and densities to meet the projected demographic and market requirements of current and future residents of the *housing market area* by:

- a) maintaining at all times at least a 10-year supply of land for new residential development and *redevelopment*;
- b) maintaining at all times at least a 3-year supply of residential units in draft approved or registered plans with a servicing allocation, or in approved redevelopment plans;
- c) facilitating applications that would provide housing for moderate and lower income households;
- d) facilitating residential *redevelopment* in parts of built-up areas that have sufficient existing or planned *infrastructure*; and
- e) adopting cost-effective development standards for new residential development and *redevelopment*, where appropriate, to reduce the cost of housing.

1.3 Services and Infrastructure

1.3.1 Sewage and Water Servicing

Planning for *sewage and water services* will recognize that:

- a) *full municipal sewage and water services* are the preferred form of servicing for urban areas and rural settlement areas. In areas serviced

1. unless a longer time period has been established for specific regional municipalities as a result of a comprehensive provincial planning exercise, such as that coordinated by the Province in the Greater Toronto Area

by *full municipal sewage and water services*, lot creation will be permitted only if sufficient *reserve water and sewage plant capacity* will be available to accommodate it;

- b) *public communal services* are the preferred means of servicing multiple lots/units in areas where *full municipal sewage and water services* are not provided, and where site conditions are suitable over the long term; and
- c) lot/unit creation may be serviced by *individual on-site systems* where the use of *public communal services* is not feasible and where site conditions are suitable over the long-term; but
- d) *partial services* will be discouraged except where necessary due to physical constraints or to address failed services.

1.3.2 Transportation

Transportation systems will be provided which are safe, environmentally sensitive, and energy efficient and which optimize the use of transportation infrastructure and services.

1.3.3 Transportation Corridors and Infrastructure Corridors:

Corridors and rights-of-way for significant transportation and *infrastructure* uses will be protected.

1.3.4 Waste Management

Waste management systems need to be provided that are sufficiently large and of a type to accommodate present and future requirements, as identified by the municipality, and will be located and designed in accordance with provincial standards and legislation.

2. Resources

2.1 Agricultural Policies

- 2.1.1. *Prime agricultural areas* will be protected. Permitted uses and activities in these areas are: *primary agricultural uses*; *secondary uses*; and *agriculture-related uses*.

New lots for *primary agricultural uses* may be permitted provided that they are of a size appropriate for the type of agricultural use(s) common in the area and are sufficiently large to maintain flexibility for future changes in type or size of agricultural operation.

New lots may also be created for *agriculture-related uses*.

- 2.1.2 New lots for residential uses may be permitted in *prime agricultural areas* for:

- a *farm retirement lot*;
- a *residence surplus to a farming operation*; and

- *residential infilling*.

Any new lot will be limited to a minimum size needed to accommodate the residence and an appropriate sewer and water service.

2.1.3 An area for non-agricultural use may be excluded from *prime agricultural areas* in accordance with Policy 1.1.1c), or provided that:

- there is a demonstrated need (within a planning horizon of no more than 20 years) for additional land to be designated to accommodate the proposed use; and
- there are no reasonable alternative locations which avoid *prime agricultural areas*; and
- there are no reasonable alternative locations in *prime agricultural areas* with lower priority agricultural lands.

Impacts from any new non-agricultural uses on surrounding agricultural operations and lands will be mitigated.

New residential development (other than that permitted in Policy 1.1.1c) or 2.1.2) is not permitted by way of this policy.

2.1.4 New land uses, including the creation of lots, and new or expanding live-stock facilities will comply with the *minimum distance separation formulae*.

2.1.5 In *prime agricultural areas*, agricultural operations and normal farm practices will be promoted and protected.

2.2 Mineral Resources: Mineral Aggregates, Minerals, Petroleum Resources

2.2.1 *Mineral resource operations* will be protected from activities that would preclude their expansion or continued use or which would be incompatible for reasons of public health, public safety or environmental impact.

2.2.2 In areas adjacent to or in known *deposits*, and in *areas of mineral potential, development* which would preclude the establishment of new operations or access to the resources will only be permitted if:

- resource use would not be feasible; or
- the proposed land uses or development serves a greater long term provincial interest; and
- issues of public health, public safety and environmental impact are addressed.

2.2.3 As much of the mineral aggregate resources as is realistically possible in the context of other planning objectives will be made available for extraction to supply local, regional and provincial needs, as close to markets as possible. *Wayside pits and quarries* and portable asphalt plants used on

public authority contracts will be permitted, without any requirement for a further planning approval, in all areas, except in those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

2.2.4 In *prime agricultural areas*:

1. Extraction of minerals and *petroleum resources* is permitted provided that the site is rehabilitated.
2. Extraction of *mineral aggregates* on *prime agricultural lands* is permitted as an interim use provided that rehabilitation of the site will be carried out whereby substantially the same areas and same average soil quality for agriculture are restored.

On these *prime agricultural lands*, *mineral aggregate* extraction may occur below the water table, and complete agricultural rehabilitation is not required if:

- there is a substantial quantity of *mineral aggregates* below the water table warranting extraction;
- other alternatives have been considered by the applicant and found unsuitable²; and
- agricultural rehabilitation will be maximized in those areas remaining above the water table.

2.2.5 Rehabilitation to accommodate subsequent land uses will be required after extraction and other related activities have ceased.

2.3 Natural Heritage

Natural heritage features and areas will be protected from incompatible development.

1. *Development* and site alteration will not be permitted in *significant* portions of the habitat of *endangered and threatened species*, and in *significant wetlands south and east of the Canadian Shield*³.
2. *Development* and site alteration may be permitted in *fish habitat*, in *significant wetlands* in the *Canadian Shield*³, in *significant woodlands* south and east of the *Canadian Shield*³, in *significant valleylands* south and east of the *Canadian Shield*³, in *significant wildlife habitat*, and in *significant areas of natural and scientific interest*, if it has been demonstrated that it will not *negatively impact* the natural features or the *ecological functions* for which the area is identified.

2. Other alternatives include resources in areas of classes 4 to 7 agricultural lands, resources on lands committed to future urban uses, and resources on prime agricultural lands where rehabilitation to agriculture is possible.

3. Areas south and east of the Canadian Shield are shown on Figure 1

Development and site alteration may be permitted on *adjacent lands* to 1) and 2) if it has been demonstrated that it will *not negatively impact* the natural features or the *ecological functions* for which the area is identified. The diversity of natural features in an area, and the natural connections between them should be maintained, and improved where possible.

This policy does not apply to existing agricultural uses.

2.4 Water Quality and Quantity

The quality and quantity of ground water and surface water and the function of sensitive ground water recharge/discharge areas, aquifers and headwaters will be maintained or enhanced.

2.5 Cultural Heritage and Archaeological Resources

2.5.1 *Significant built heritage resources and cultural heritage landscapes* will be conserved.

2.5.2 *Development and site alteration* may be permitted on lands containing *archaeological resources or areas of archaeological potential* if *significant archaeological resources* have been conserved by removal and documentation, or preservation on site.

3. Public Health and Safety

3.1 *Development* will generally be directed to areas outside of:

- *hazardous lands* adjacent to the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes* which are impacted by *flooding, erosion, and/or dynamic beach hazards*;
- *hazardous lands* adjacent to *river and stream corridors* which are impacted by *flooding and/or erosion hazards*; and
- *hazardous sites*, including *unstable soils and unstable bedrock*.

3.2 *Development and site alteration* will not be permitted within:

- *defined portions of the dynamic beach*;
- *defined portions of the one hundred year flood level* along connecting channels (the *St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers*); and
- a *floodway* (except in those exceptional situations where a *Special Policy Area* has been approved).

3.3 Except for those areas identified in 3.2, *development and site alteration* may be permitted in *hazardous areas*, provided that all of the following can be achieved:

- the hazards can be safely addressed;
- new hazards are not created and existing hazards are not aggravated;
- no adverse environmental impacts will result;

- vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - the *development* is carried out in accordance with *established standards and procedures*; and
 - the *development* does not involve institutional uses or essential emergency services or the disposal, manufacture, treatment or storage of hazardous substances.
- 3.4 Development on, abutting or adjacent to lands affected by *mine hazards* or former *mineral resource operations* will be permitted only if rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.
- 3.5 Contaminated sites will be restored as necessary prior to any activity on the site associated with the proposed use such that there will be no *adverse effect*.

IV. Implementation/Interpretation

This provincial policy statement is issued under Section 3 of the Planning Act by the Ministry of Municipal Affairs and Housing, in conjunction with other ministries. Section 3 of the Planning Act requires that, in exercising any authority that affects planning matters, planning authorities “shall have regard to” policies adopted under the Act.

The Province, in developing plans, will have regard to these policy statements. However, once a provincial plan, under the Ontario Planning and Development Act, 1994 or the Niagara Escarpment Planning and Development Act, has been approved by the Lieutenant Governor in Council, the policies of that plan apply and take precedence over the policies in this statement.

These policies should be read in their entirety, and all applicable policies applied to each situation. Nothing in these policies is intended to prevent planning authorities from going beyond the minimum standards established in any of these policies, unless doing so would conflict with any other policy.

1. Once the policy statement comes into effect, planning authorities “shall have regard to” the policies in making decisions on all applications which were commenced on or after March 28, 1995 and in respect of which no decision has been made.
2. Implementation guidelines are advisory and will provide information on the meaning of the policies.
3. Ministries will provide available information to planning jurisdictions on matters of provincial significance outlined in policy statements, and may assist planning jurisdictions in mapping these matters and developing their policies.
4. These policies are to be applied in dealing with planning matters. Official plans will integrate all applicable provincial policies and apply appropriate land use designations and policies. Where applications are submitted under the Planning Act

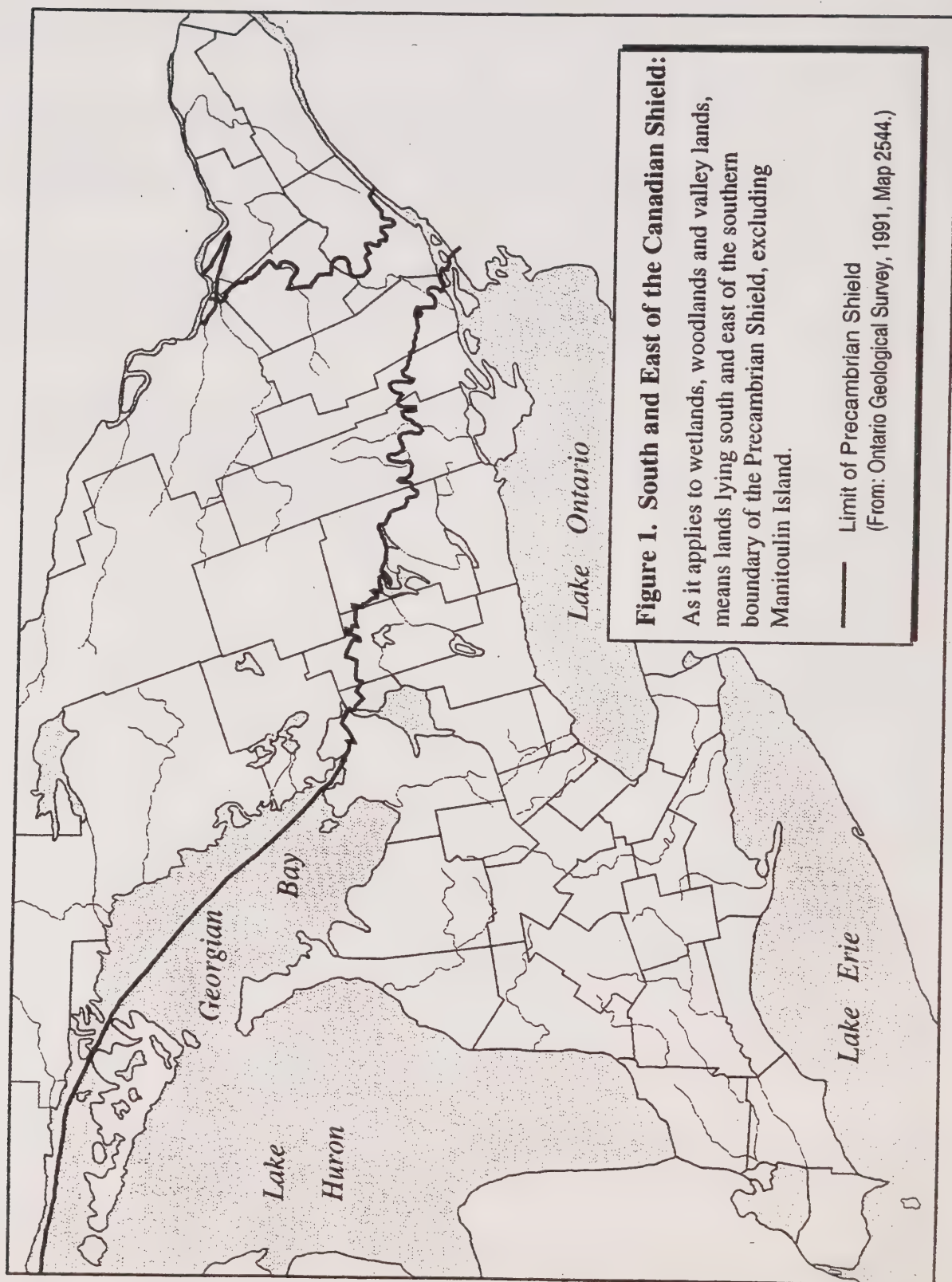
and any other act, all applicable policies and provisions should apply where reasonable. Every effort should be made to coordinate activities under all applicable legislation. Where there is a conflict between any of these policies and the provisions of any Act or regulations, the provisions of the legislation or regulations will apply.

5. Infrastructure may be authorized under legislation other than or in addition to the Planning Act. Other authorizing legislation may include the Environmental Assessment Act, the Ontario Energy Board Act, and the Ontario Water Resources Act. An environmental assessment process may be applied to new infrastructure as part of this authorization process.

As part of the environmental assessment planning process, it is the responsibility of the proponent to consider all applicable policies in evaluating effects on the environment. The applicable policies would be considered as part of the authorization process for the undertaking.

6. The Province will identify performance indicators for measuring the effectiveness of some or all of the policies, and will monitor their implementation. Municipalities are encouraged to establish performance standards to monitor the implementation of the policies in their official plans.

Figure 1 — South and East of the Canadian Shield



Definitions

Adjacent lands:

means those lands contiguous to a specific natural heritage feature or area where there is a greater probability that development may have a negative impact on the feature or area. The extent of the adjacent lands is recommended in the implementation guidelines, but may also be based on comparable municipal approaches.

Adverse effects:

as defined in the Environmental Protection Act, means one or more of:

- impairment of the quality of the natural environment for any use that can be made of it;
- injury or damage to property or plant and animal life;
- harm or material discomfort to any person;
- an adverse effect on the health of any person;
- impairment of the safety of any person;
- rendering any property or plant or animal life unfit for use by humans;
- loss of enjoyment of normal use of property; and
- interference with normal conduct of business.

Agriculture-related uses:

means those farm-related commercial and farm-related industrial uses that are directly related to the farm operation and are required in close proximity to farm operations.

Areas of archaeological potential:

means areas with reasonable potential for the discovery of archaeological resources. This potential is based on the presence of a wide range of geographic and historical features which influenced past settlement. Archaeological potential is confirmed through archaeological assessment.

Areas of mineral potential:

means areas favourable to the discovery of mineral deposits due to geology, the presence of known mineral deposits or other technical evidence. Areas of mineral potential are identified using accepted scientific methodology.

Areas of natural and scientific interest (ANSI):

means areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

Built heritage resources:

means one or more buildings, structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic, or military history, and identified as being important to a community.

Cultural heritage landscape:

means a defined geographical area of heritage significance which has been modified by human activities. Such an area is valued by a community, and is of significance to the understanding of the history of a people or place.

Defined portions of a dynamic beach:

means those portions of the dynamic beach which are highly unstable and/or critical to the natural protection and maintenance of the first main dune feature and/or beach profile, where any *development* or site alteration would create or aggravate *flooding* or *erosion hazards*, cause updrift and/or downdrift impacts and/or cause environmental impacts.

Defined portions of the one hundred year flood level along connecting channels:

means those areas which are critical to the conveyance of the flows associated with the *one hundred year flood level* along the St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers, where *development* or site alteration will create *flooding hazards*, cause updrift and/or downdrift impacts and/or cause environmental impacts.

Deposits:

Deposits of mineral aggregates: means an area of identified *mineral aggregates* that has a sufficient quantity and quality to warrant present or future extraction.

Deposits of petroleum resources: means oil, gas, and brine resources which have been identified through exploration and verified by preliminary drilling or other forms of investigation. This may include sites of former operations where resources are still present or former sites that may be converted to underground storage for natural gas or other hydrocarbons.

Mineral deposits means an unusually large or rich concentration of valuable minerals identified within a small part of the Earth's crust.

Development:

means the subdivision of land, a change in land use, or construction of buildings and structures, requiring approval under the Planning Act; but does not include activities that create or maintain *infrastructure* authorized under an environmental assessment process; or works subject to the Drainage Act.

Dynamic beach:

means areas of inherently unstable accumulations of shoreline sediments along the *Great Lakes- St. Lawrence River System* and *large inland lakes*. The dynamic beach hazard limit includes the *flooding hazard* limit plus a dynamic beach allowance.

Ecological Functions:

means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

Endangered species:

means any native species that is at risk of extinction throughout all or a significant portion of its Ontario range if the limiting factors are not reversed.

Erosion hazards:

means the loss of land, due to human or natural processes, that poses a threat to life and property. The erosion hazard limit is determined using the 100 year erosion rate (the average annual rate of recession extended over a hundred year time span), an allowance for slope stability, and/or an erosion allowance (eg. toe and erosion protection).

Essential emergency services:

means services such as those provided by fire, police and ambulance stations, electrical substations, and sewage and water treatment facilities, which would be impaired during an emergency as a result of flooding, failure of floodproofing measures and/or protection works, and/or erosion.

Established standards and procedures:

means the following:

Floodproofing standard, which means the combination of measures incorporated into the basic design and/or construction of buildings, structures, or properties to reduce or eliminate *flooding hazards* associated with *wave uprush* and *other water related hazards* along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, and *flooding along river and stream corridors*.

Protection works standard, which means the combination of non-structural or structural works and allowances for slope stability and flooding/erosion to reduce the damages caused by *flooding*, *erosion*, and *other water related hazards*, and to allow access for their maintenance and repair.

Access standard, which means a method or procedure to ensure safe vehicular and pedestrian movement, and access for the maintenance and repair of protection works, during times of *flooding*, *erosion* and/or *other water related hazards*.

Farm retirement lot:

means one lot for a farm operation for a full time farmer of retirement age who is retiring from active working life, was farming on January 1, 1994 or an earlier date set out in an existing official plan, and has owned and operated the farm operation for a substantial number of years.

Fish:

means fish, shellfish, crustaceans, and marine animals, at all stages of their life cycles.

Fish habitat:

means the spawning grounds and nursery, rearing, food supply, and migration areas on which *fish* depend directly or indirectly in order to carry out their life processes.

Flood fringe (for river and stream corridors):

means the outer portion of the *flood plain* between the *floodway* and the *flooding hazard* limit. Depths and velocities of *flooding* are generally less severe in the flood fringe than those experienced in the *floodway*. The flood fringe is the area where *development* and site alteration may be permitted, subject to appropriate *floodproofing* to the *flooding hazard* elevation or another *flooding hazard* standard approved by the Ministry of Natural Resources.

Flood plain (for river and stream corridors):

means the area, usually low lands adjoining a watercourse, which has been or may be subject to *flooding hazards*.

Flooding hazards:

means the inundation, under the conditions specified below, of areas adjacent to a shoreline or a *river or stream corridor* and not ordinarily covered by water:

- Along the shorelines of the *Great Lakes - St. Lawrence River System* and *large inland lakes*, the flooding hazard limit is based on the *100 year flood level* plus an allowance for *wave uprush* and *other water related hazards*.
- Along *river and stream corridors*, the flooding hazard limit is the greater of:
 - a) the flood resulting from the rainfall actually experienced during a major storm such as the Hurricane Hazel storm (1954) or the Timmins Storm (1961), transposed over a specific watershed and combined with the local conditions, where evidence suggests that the storm event could have potentially occurred over watersheds in the general area;
 - b) the *one hundred year flood*; or
 - c) a flood which is greater than a) or b) which was actually experienced in a particular watershed or portion thereof as a result of ice jams and which has been approved as the standard for that specific area by the Minister of Natural Resources.

except where the use of the *one hundred year flood* or actually experienced event as the standard for a specific watershed has been approved by the Minister of Natural Resources (where the past history of flooding supports the lowering of the standard).

Floodway (for river and stream corridors):

means the portion of the *flood plain* where *development* (other than uses which by their nature must be located within the floodway) and site alteration would cause a danger to public health and safety or property damage.

Where the one zone concept is applied, the floodway is the entire *flood plain*. Where the two zone concept is applied, the floodway is the inner portion of

the *flood plain*, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. Where the two zone concept applies, the outer portion of the *flood plain* is called the *flood fringe*.

Great Lakes - St. Lawrence River System:

means the major water system consisting of Lakes Superior, Huron, St. Clair, Erie and Ontario and their connecting channels, and the St. Lawrence River within the boundaries of the Province of Ontario.

Hazardous Lands:

means property or lands that could be unsafe for development due to naturally occurring processes. Along the shorelines of the *Great Lakes - St. Lawrence River System*, this means the land, including that covered by water, between the international boundary, where applicable, and the furthest landward limit of the *flood-ing*, *erosion* or *dynamic beach* hazard limits. Along the shorelines of *large inland lakes*, this means the land, including that covered by water between a defined offshore distance or depth and the furthest landward limit of the *flood-ing*, *erosion* or *dynamic beach* hazard limits. Along *rivers and stream corridors*, this means the land, including that covered by water, to the furthest landward limit of the *flood-ing* or *erosion* hazard limits.

Hazardous substances:

means substances which, individually, or in combination with other substances, are normally considered to pose a danger to public health, safety and the environment. These substances generally include a wide array of materials that are toxic, ignitable, corrosive, reactive, radioactive or pathological.

Housing market area:

refers to an area with a high degree of social and economic interaction which forms a separate and distinct market for accommodation. The housing market area generally is equivalent to the area within the boundaries of a regional municipality, county, separate municipality, city in the North, planning board, or planning authority. Where housing markets extend significantly beyond these boundaries, then the housing market area will be based on the larger market area.

Infrastructure:

means physical structures that form the foundation for development. Infrastructure includes: sewage and water works, waste management systems, electric power, communications, transit and transportation corridors and facilities, and oil and gas pipelines and associated facilities.

Institutional uses:

means those uses where there is a threat to the safe evacuation of the sick, the elderly, the physically challenged or the young during an emergency as a result of flooding, failure of floodproofing measures or protection works, or erosion.

Large inland lakes:

means those waterbodies having a surface area of equal to or greater than 100 square kilometres where there is not a measurable or predictable response to a single runoff event.

Mine hazards:

means any feature of a mine as defined under the Mining Act or any related disturbance of the ground that has not been rehabilitated.

Mineral aggregate:

means gravel, sand, clay, earth, shale, stone, limestone, dolostone, sandstone, marble, granite, rock or other material prescribed under the Aggregate Resources Act suitable for construction, industrial, manufacturing and maintenance purposes but does not include metallic ores, asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, wollastonite, mine tailings or other material prescribed under the Mining Act.

Mineral aggregate operation:

means:

- a) lands under license or permit, other than for a wayside pit or quarry, issued in accordance with the Aggregate Resources Act, or successors thereto;
- b) for lands not designated under the Aggregate Resources Act, established pits and quarries that are not in contravention of municipal zoning by-laws and including adjacent land under agreement with or owned by the operator, to permit continuation of the operation; and
- c) associated facilities used in the extraction, transport, beneficiation, processing or production of secondary related products.

Mineral mining operation:

means mining operations and associated facilities, or, past producing mines with remaining mineral development potential that have not been permanently rehabilitated to another use.

Mineral resource operations:

means mineral aggregate operations, petroleum resource operations and mineral mining operations and associated facilities, for each of these, used in the extraction, transport, beneficiation, processing or production of secondary products.

Minerals:

means *metallic minerals* and *non-metallic minerals* as herein defined, but does not include *mineral aggregates* or *petroleum resources*.

Metallic minerals means those minerals from which metals (e.g. copper, nickel, gold) are derived.

Non-metallic minerals means those minerals that are of value for intrinsic properties of the minerals themselves and not as a source of metal. They are generally synonymous with industrial minerals (e.g. asbestos, graphite, kyanite, mica, nepheline syenite, salt, talc, and wollastonite).

Minimum distance separation formulae:

means formulae developed by the Ministries of Agriculture, Food and Rural Affairs, of Environment and Energy, and of Municipal Affairs and Housing to separate uses so as to reduce incompatibility concerns about odour from livestock facilities.

Multi-modal transportation system:

means a transportation system which includes several forms of transportation such as automobiles, walking, truck, cycling, bus, rapid transit and rail.

Natural heritage features and areas:

means features and areas, such as *significant wetlands, fish habitat, significant woodlands south and east of the Canadian Shield, significant valleylands south and east of the Canadian Shield, significant portions of the habitat of endangered and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest*, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Negative impacts:

means:

- in regard to *fish habitat*, the harmful alteration, disruption or destruction of *fish habitat*, except where it has been authorized under the Fisheries Act, using the guiding principle of no net loss of productive capacity.
- in regard to other *natural heritage features and areas*, the loss of the natural features or ecological functions for which an area is identified.

One hundred year flood (for river and stream corridors):

means that flood, based on an analysis of precipitation, snow melt, or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in any given year.

One hundred year flood level:

means:

- for the shorelines of the Great Lakes, the peak stillwater level, resulting from combinations of mean monthly lake levels and wind setups, which is equalled or exceeded in 1% of all years.

- in the connecting channels (St. Mary's, St. Clair, Detroit, Niagara and St. Lawrence Rivers), the peak instantaneous stillwater level that is equalled or exceeded in 1% of all years.
- for large inland lakes, lake levels with wind setups that are equalled or exceeded in 1% of all years, except that, where sufficient water level records do not exist, the one hundred year flood level is based on the highest known water level and wind setups.

Other water-related hazards:

means water-associated phenomena other than *flooding* and *wave uprush* which act on shorelines. This includes, but is not limited to ice, ice piling and ice jamming.

Petroleum resource operations:

means oil, gas and brine wells, and associated facilities, oil field brine disposal wells and associated facilities, and facilities for the underground storage of natural gas and other hydrocarbons.

Primary agricultural uses:

means the growing of crops, including nursery and horticultural crops; raising of livestock and other animals for food or fur, including poultry and fish; aquaculture; agro-forestry; and on-farm buildings and structures associated with primary agricultural uses.

Prime agricultural area:

means an area where *prime agricultural land* predominates.

Prime agricultural land:

means land that includes *specialty crop lands* and/or Canada Land Inventory Classes 1, 2, and 3 soils, in this order of priority for protection.

Public service facilities:

means buildings and structures for the provision of *public services*, but does not include *infrastructure*.

Public services:

means programs and services provided or subsidized by a government or other public body. Examples include social assistance, police and fire protection, health and educational programs, and cultural services.

Redevelopment:

means the creation of new residential units or accommodation in existing buildings or on previously developed, serviced land and includes infill, accessory apartments and rooming houses.

Reserve water and sewage plant capacity:

means design capacity in a centralised water and waste water treatment facility which is not yet committed to existing or approved development.

Residence surplus to a farming operation:

means an existing farm residence built prior to 1978 and surplus to the farm, or an existing farm residence that is rendered surplus as a result of farm consolidation (farm consolidation means the acquisition of additional farm parcels to be operated as one farm operation).

Residential infilling:

means the creation of a residential lot between two existing non-farm residences which are on separated lots of a similar size and which are situated on the same side of a road and are not more than 100 metres apart.

River and stream corridors:

means all watercourses, rivers, streams, and small inland lakes or waterbodies that have a measurable or predictable response to a single runoff event.

Rural areas:

means lands in the rural area which are not *prime agricultural areas*.

Secondary uses:

means uses secondary to the principal use of the property, including home occupations, home industries, and uses that produce value-added agricultural products from the farm operation on the property.

Sensitive land uses:

means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples include: residences, day care centres, and educational and health facilities.

Sewage and water systems:***Full municipal sewage and water services:***

means piped sewage and water services that are connected to a centralized water and waste water treatment facility and provided by a municipality or other public authority.

Public communal services:

means sewage works and sewage systems, and water works that provide for the distribution, collection or treatment of sewage or water but which:

- are not connected to *full municipal sewage and water services*;
- are for the common use of more than five residential units/lots; and
- are owned, operated, and managed by either:
 - ~ the municipality; or
 - ~ another public body; or
 - ~ where ownership by a municipality or another public body cannot be achieved, by a condominium corporation or single owner through a responsibility agreement with the municipality or public body, which requires municipal/public body assumption of the communal services in the event of default.

Individual on-site systems:

means individual autonomous water supply and sewage disposal systems, that are owned, operated and managed by the owner of the property upon which the system is located and which do not serve more than five residential units/lots.

Partial services:

means connection to one *public communal* or *full municipal* service where the other connection will be to an *individual on-site system*.

Significant:

means:

- in regard to *wetlands* and *areas of natural and scientific interest*, an area identified as provincially significant by the Ministry of Natural Resources using evaluation procedures established by the province, as amended from time to time.
- in regard to other features and areas in policy 2.3, ecologically important in terms of features, functions, representation or amount, and contributing to the quality and diversity of an identifiable geographic area or natural heritage system. Criteria for determining significance are recommended in the implementation guidelines, but comparable municipal approaches may also be used.
- in regard to other matters, important in terms of amount, content, representation or effect.

Significant archaeological resources:

means the remains of any building, structure, activity, place or cultural feature, which because of the passage of time is on or below the surface of the land or water, and which has been identified and evaluated and determined to be significant to the understanding of the history of a people or place. The identification and evaluation of this resource is based upon an archaeological assessment.

Special policy area:

means an area within a community that has historically existed in the *flood plain* and where site specific policies, approved by the Ministers of Natural Resources and Municipal Affairs and Housing, are intended to address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning *development*.

Specialty crop land:

means areas where specialty crops such as tender fruits (peaches, cherries, plums), grapes, other fruit crops, vegetable crops, greenhouse crops, and crops from agriculturally developed organic soil lands are predominantly grown, usually resulting from:

- soils that have suitability to produce specialty crops, or lands that are subject to special climatic conditions, or a combination of both; and/or
- a combination of farmers skilled in the production of specialty crops, and of capital investment in related facilities and services to produce, store, or process specialty crops.

Threatened species:

means any native species that is at risk of becoming endangered through all or a portion of its Ontario range if the limiting factors are not reversed.

Valleylands:

means a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year.

Wave uprush:

means the rush of water up onto a shoreline or structure following the breaking of a wave; the limit of wave uprush is the point of furthest landward rush of water onto the shoreline.

Wayside pits and quarries:

means a temporary pit or quarry opened and used by or for a public authority solely for the purpose of a particular project or contract of road construction and not located on the road right of way.

Wetlands:

means lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. The four major types of wetlands are swamps, marshes, bogs and fens.

Wildlife habitat:

means areas where plants, animals and other organisms live, and find adequate amounts of food, water, shelter and space needed to sustain their populations. Specific wildlife habitats of concern may include areas where species concentrate at a vulnerable point in their annual or life cycle; and areas which are important to migratory or non-migratory species.

Woodlands:

means treed areas that provide environmental and economic benefits such as erosion prevention, water retention, provision of habitat, recreation and the sustainable harvest of woodland products. Woodlands include treed areas, woodlots or forested areas and vary in their level of significance.



06-000